
Public Notice

Applicant:

Sand Ridge Golf Club

Date:

Published: April 24, 2002

~~Expires: May 14, 2002~~

**U.S. Army Corps
of Engineers**

In Reply Refer To:

Buffalo District CELRB-CO-R RE: 96-496-2(2) Section: OH 404

**Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Sandridge Golf Club, 12070 Mayfield Road, P.O. Box 386, Chardon, Geauga County, Ohio, 44024, has submitted a conceptual plan for the construction of a wetland mitigation bank which is to be constructed on the golf course grounds. The project is located at the above listed address in Munson Township, near the City of Chardon, Geauga County, Ohio. A Department of the Army permit was issued in 1996 to authorize construction of the golf course. The purpose of the proposed mitigation bank is to create and enhance wetlands in order to provide compensatory mitigation in advance of authorized impacts to wetland resources.

Under Section 404 of the Clean Water Act, applicants for Department of the Army permits to discharge dredged or fill material into waters of the United States, including wetlands, are often required to mitigate for permitted losses by creating, restoring, enhancing, or, in exceptional circumstances, preserving wetlands, on or near the sites(s) of impact. The proposed wetland mitigation bank will provide the U.S. Army Corps of Engineers (Corps) and the regulated public an additional option for compensatory mitigation of wetland losses.

Sand Ridge Golf Club proposes to create a total of 11 acres of wetlands. The created wetlands will include 4.7 acres of vernal pools, 5.2 acres of forested wetlands, and 1.1 acres of aquatic bed/emergent marsh. An additional 74.8 acres of wetlands will be enhanced through the removal of weedy invasive species and planting of native species. The enhanced wetlands include 53.4 acres of forested wetlands, and 21.4 acres of scrub shrub/emergent marsh wetlands.

Sand Ridge Golf Club proposes a service area for the mitigation bank to include the watersheds of the Chagrin and Cuyahoga Rivers. The final service area for use of the mitigation bank, if created, will be determined by the Mitigation Bank Review Team, which includes representatives from the Corps, U.S. Fish and Wildlife Service, U.S. Environmental Protection Agency, Natural Resources Conservation Service, Ohio Department of Natural Resources, and Ohio Environmental Protection Agency. Use of the bank for projects outside the final service area may be approved on a case-by-case basis.

Sand Ridge Golf Club has proposed credit allocations as follows:

- 1 Credit for every acre of wetland created
- 0.5 Credit for every acre of wetland enhanced

Final determination of credit allotment will be made by the Mitigation Bank Review Team.

Department of the Army applicants proposing to discharge dredged or fill material into wetlands who wish to compensate for wetland losses at the mitigation bank will be subject to the same level of review as other applicants, and will be required to avoid and/or minimize impacts to aquatic resources to the maximum extent practicable, in accordance with the U.S. Environmental Protection Agency Guidelines for Specification of Disposal Sites for Dredged or Fill Material (40 CFR Part 230). Use of the mitigation bank will be permitted if the Corps determines that it is environmentally preferable to on-site mitigation, or if it is appropriate to use a combination of on-site mitigation and the proposed mitigation bank.

Applicants who are permitted to use the bank to compensate for wetland losses will be required to purchase credits from the Sand Ridge Golf Club. The Corps may, at its discretion, determine mitigation ratios depending on the quality of the wetlands to be impacted, or reject any proposal to use the bank and require an alternate mitigation plan. Sand Ridge Golf Club has requested authorization to sell up to 30 percent of anticipated credits prior to constructing the mitigation bank, in order to finance its construction. Thereafter, additional credits will be sold only after construction is completed and/or the Corps determines that the likelihood of success of the wetland restoration effort is sufficient to justify sale of additional credits.

Monitoring of the success of the mitigation bank will occur for five years following construction. Thereafter, the mitigation bank will be managed as a naturally functioning wetland system. Use of the mitigation bank to compensate for wetland losses will cease when all available credits have been sold.

The establishment and use of the bank will be as specified in a mitigation banking instrument under consideration by the Mitigation Bank Review Team. The earthwork required for the construction of the mitigation bank may be authorized under Nationwide Permit Regulations at Title 33 of the Code of Federal Regulations Part 330, Appendix A, Section B, No. 27, and is not the subject of this notice.

Location and details of the above described work are shown on the attached maps and drawings. A complete copy of the mitigation bank prospectus can be reviewed, by appointment, at the following locations:

U.S. Army Corps of Engineers
Regulatory Field Office
Unit D
240 Lake Street
Oak Harbor, Ohio 43449

(419) 898-3812

U.S. Army Corps of Engineers
Orwell Field Office
33 Grand Valley Avenue
Orwell, Ohio 44076-9566
(440) 437-5840

U.S. Army Corps of Engineers
1776 Niagara Street
Buffalo, New York 14207-3199
(716) 879-4327

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Mark W. Scalabrino, who can be contacted by calling (716) 879-4327, or by e-mail at: mark.w.scalabrino@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, and should be marked to the attention of Mark W. Scalabrino, or by e-mail at: mark.w.scalabrino@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

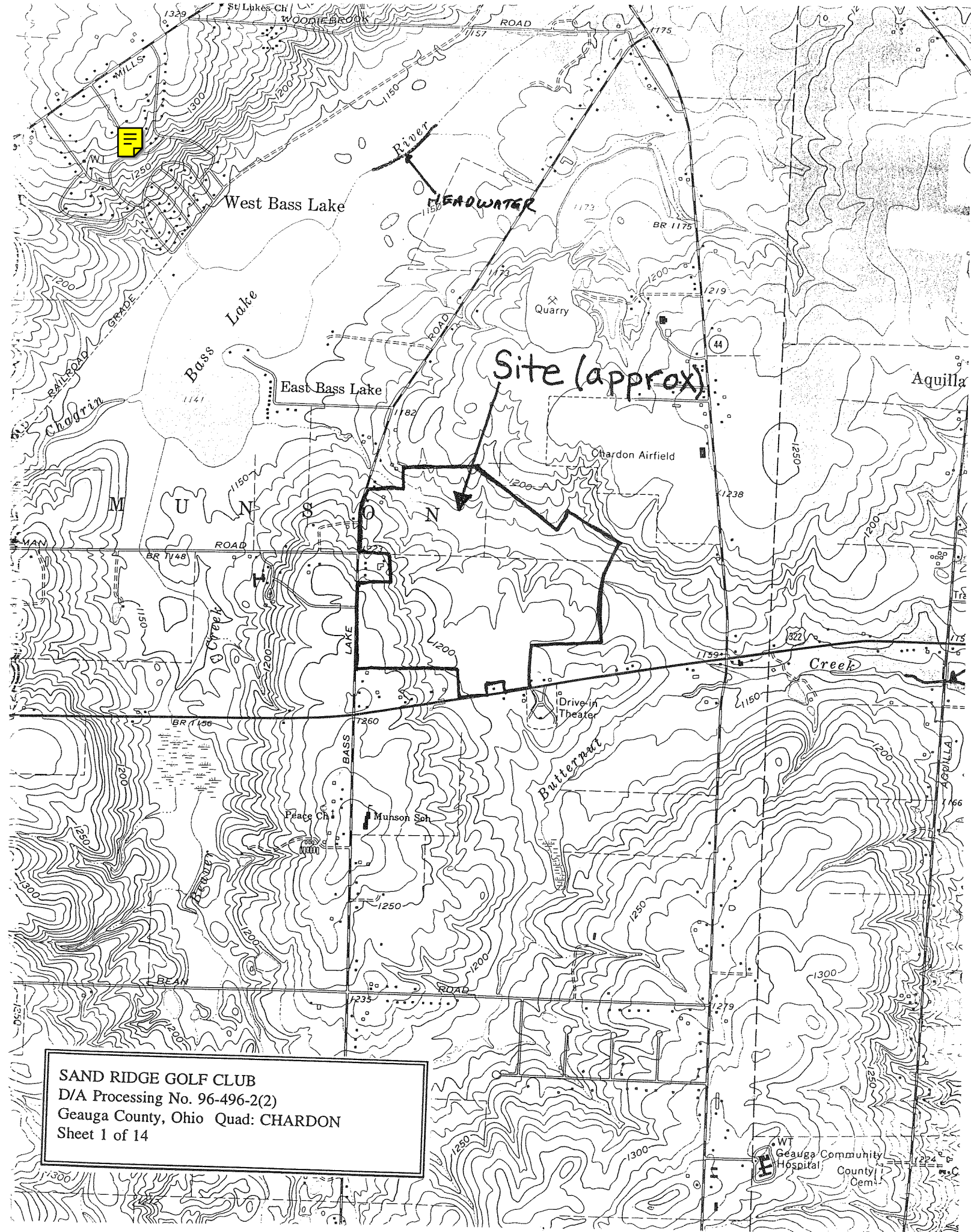
Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

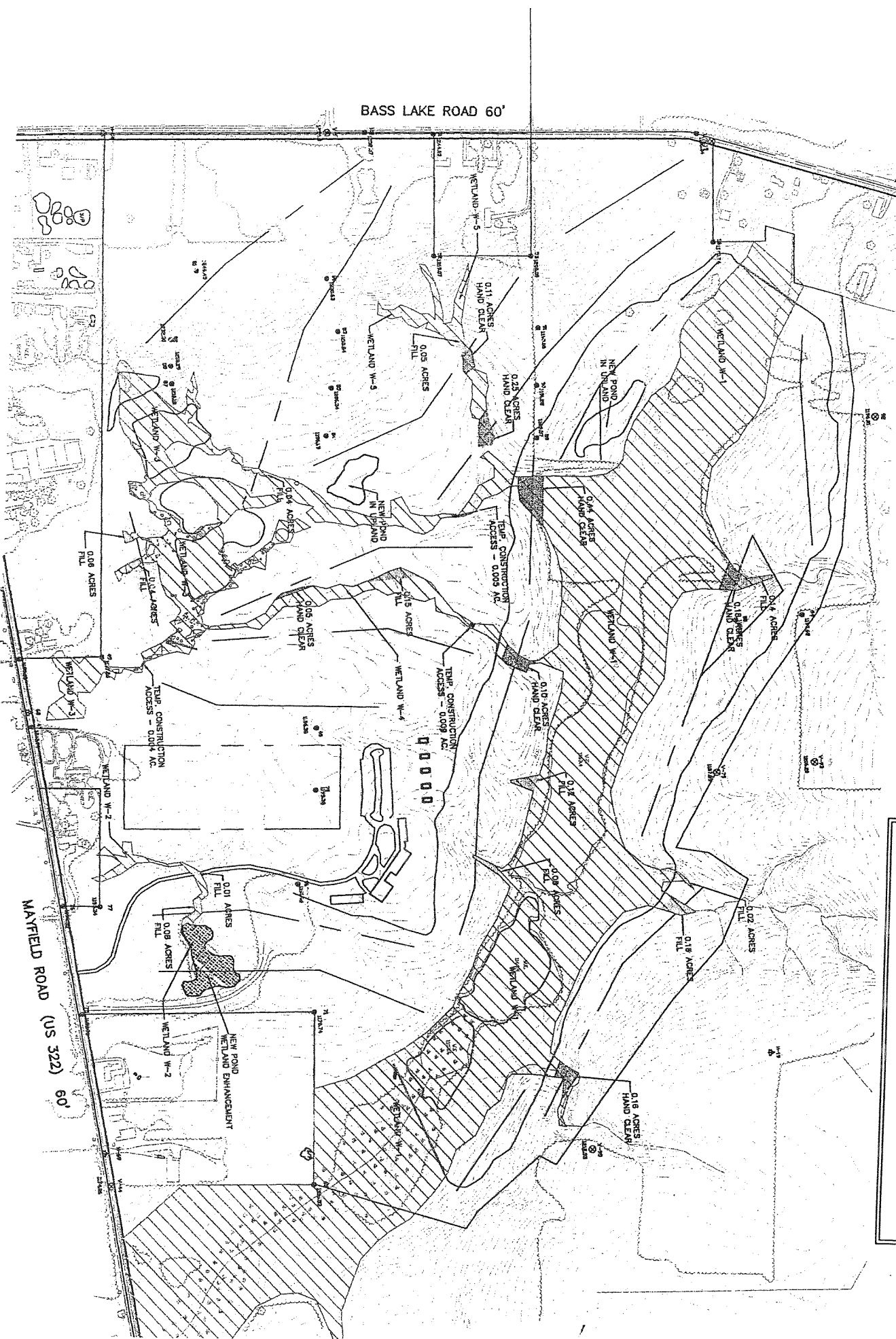
The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Paul G. Leuchner
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 21 days from the date of issuance.



SAND RIDGE GOLF CLUB
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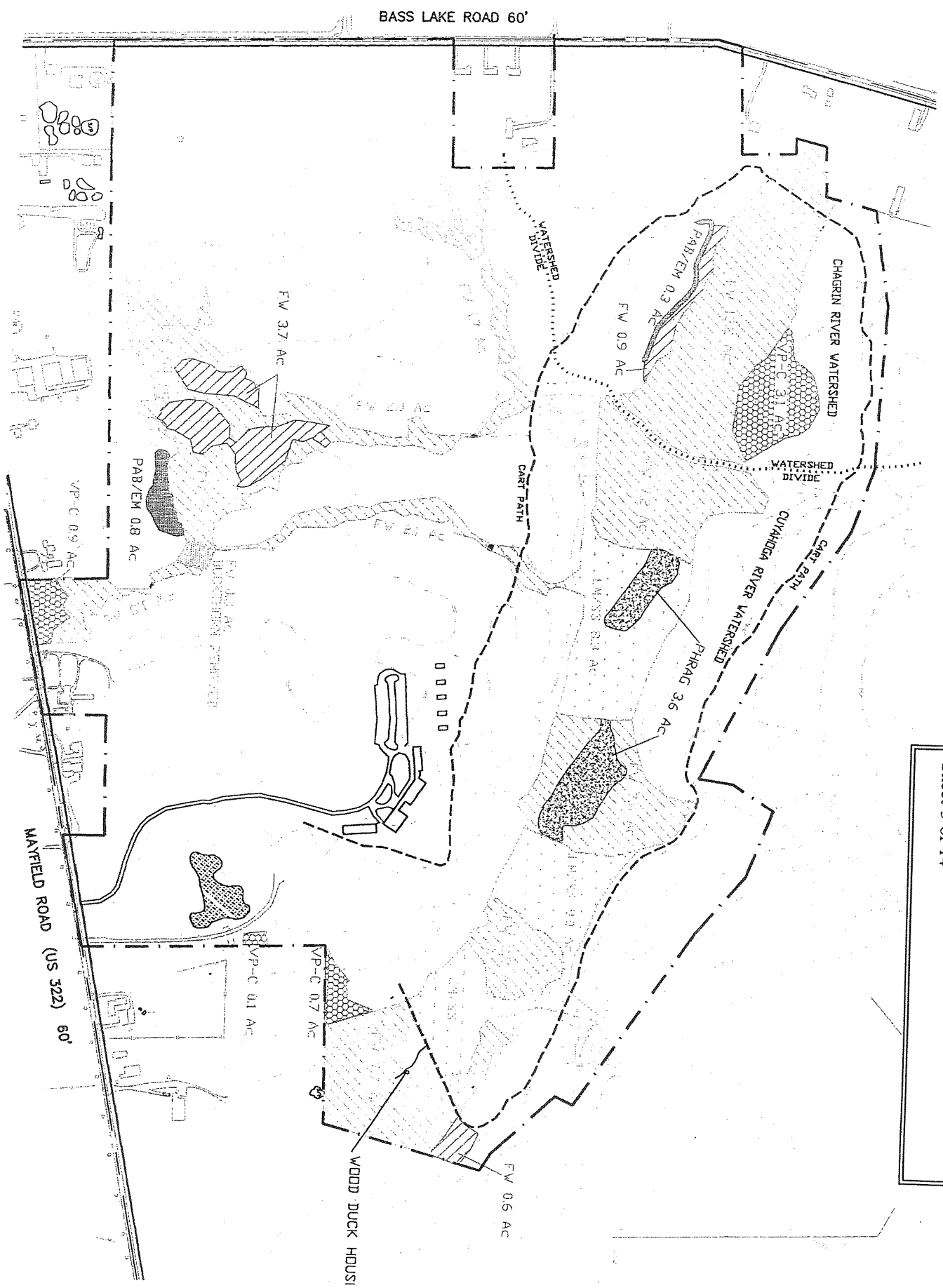
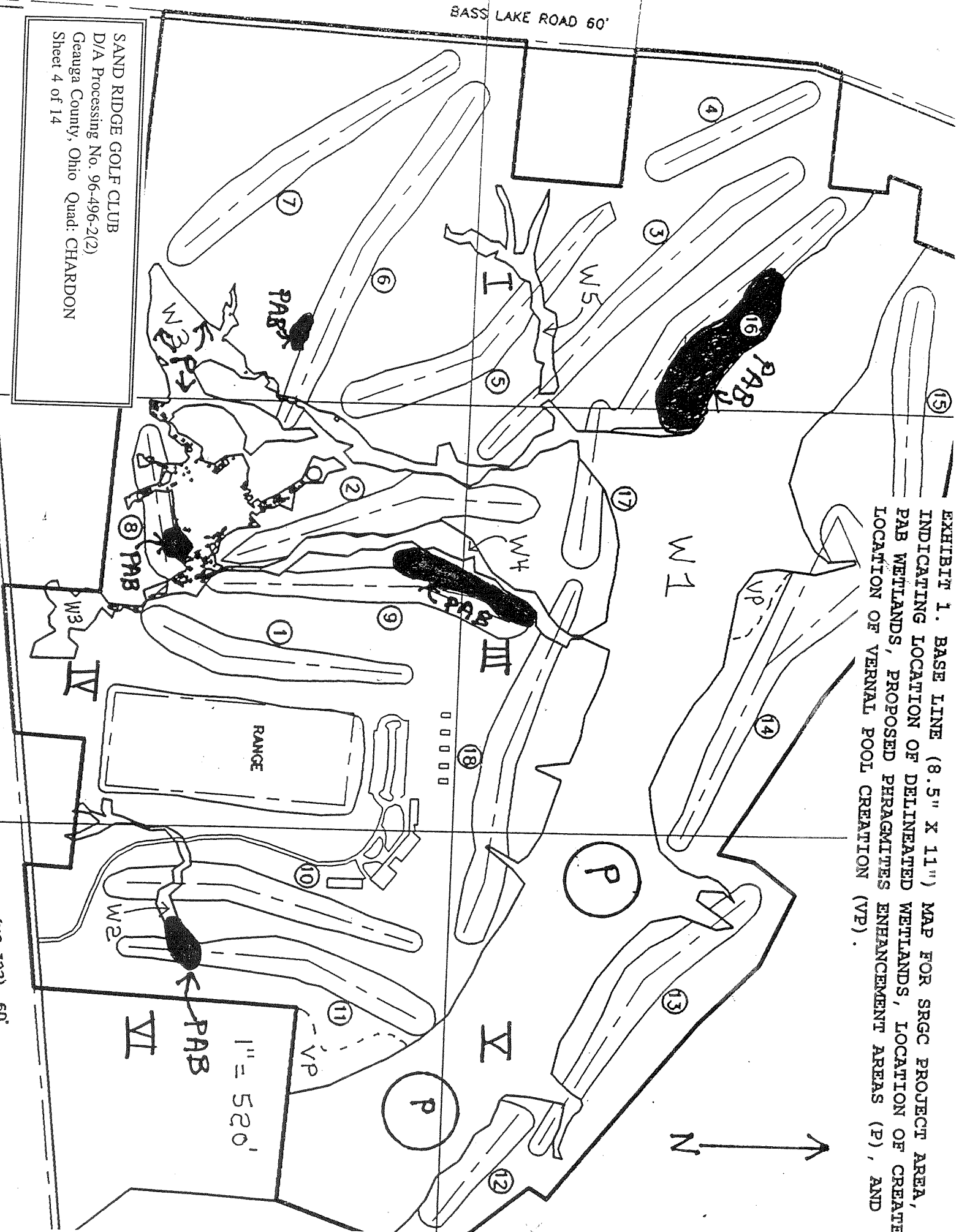


EXHIBIT 1. BASE LINE (8.5" X 11") MAP FOR SRGC PROJECT AREA,
 INDICATING LOCATION OF DELINEATED WETLANDS, LOCATION OF CREATE
 PAB WETLANDS, PROPOSED PHRAGMITES ENHANCEMENT AREAS (P), AND
 LOCATION OF VERNAL POOL CREATION (VP).

BASS LAKE ROAD 60'

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WADING ROAD (US 322) 60'



CLASS LAKE ROAD 60

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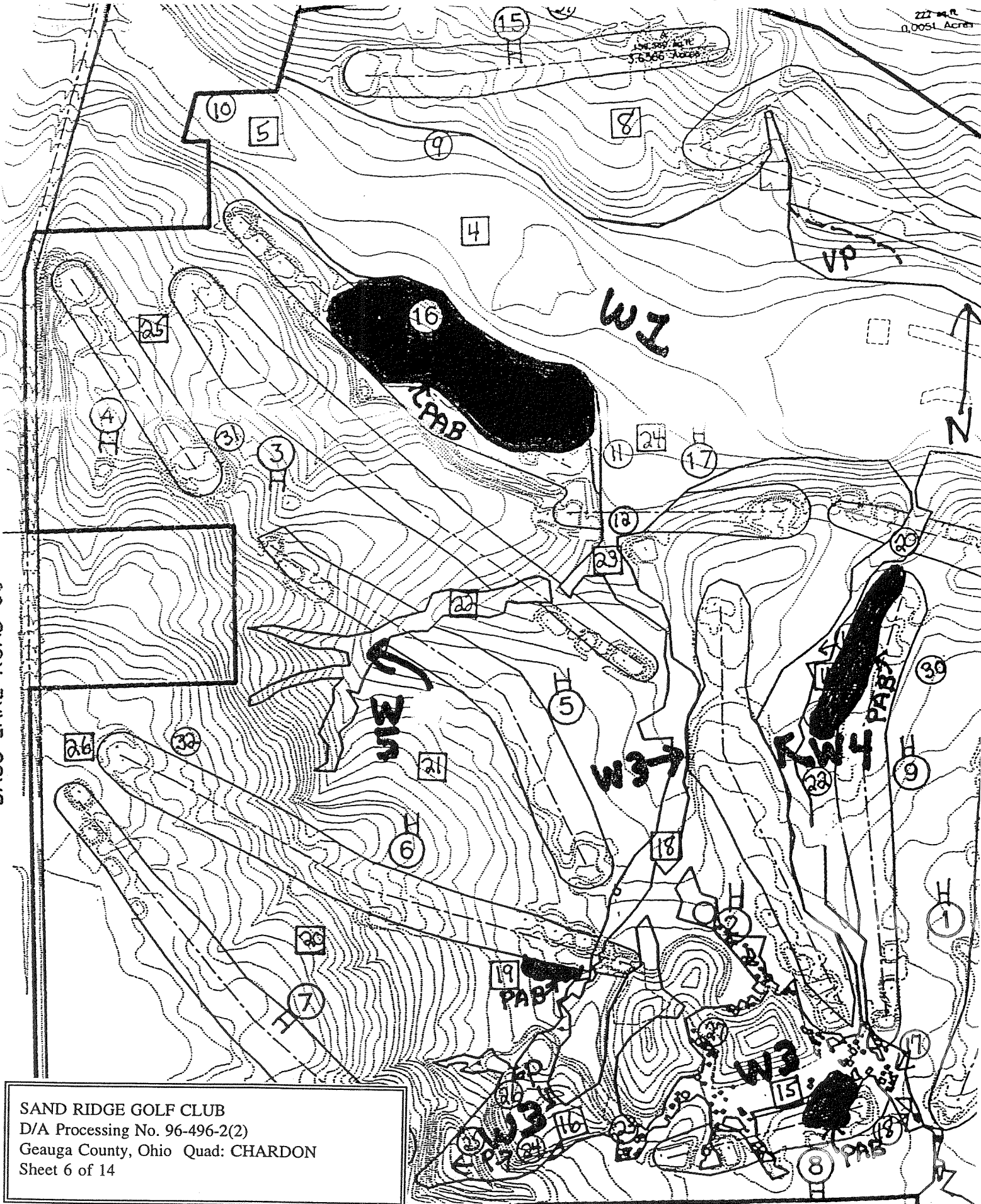
AP

RANGE

WARRFIELD ROAD (US 322) 60'



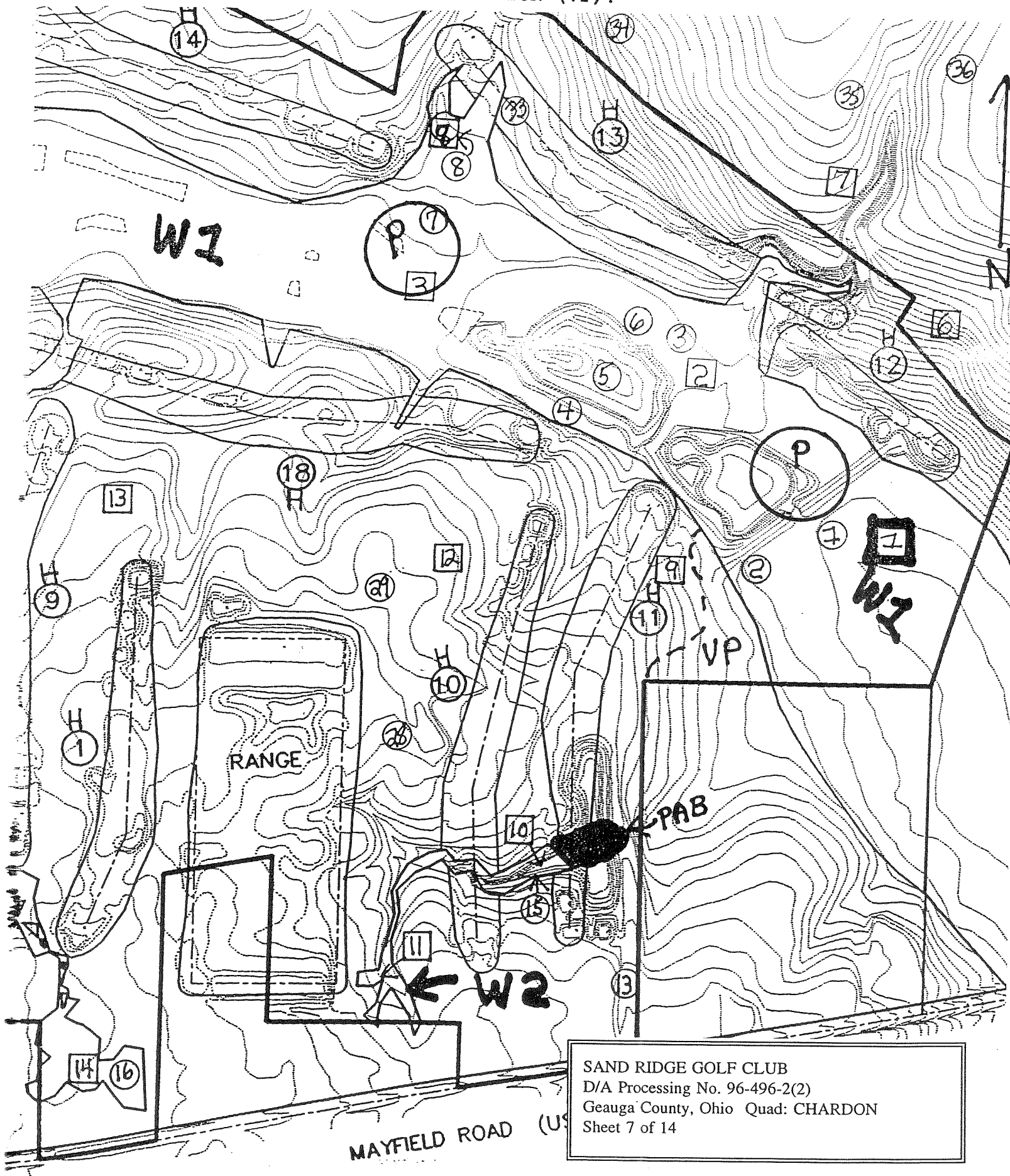
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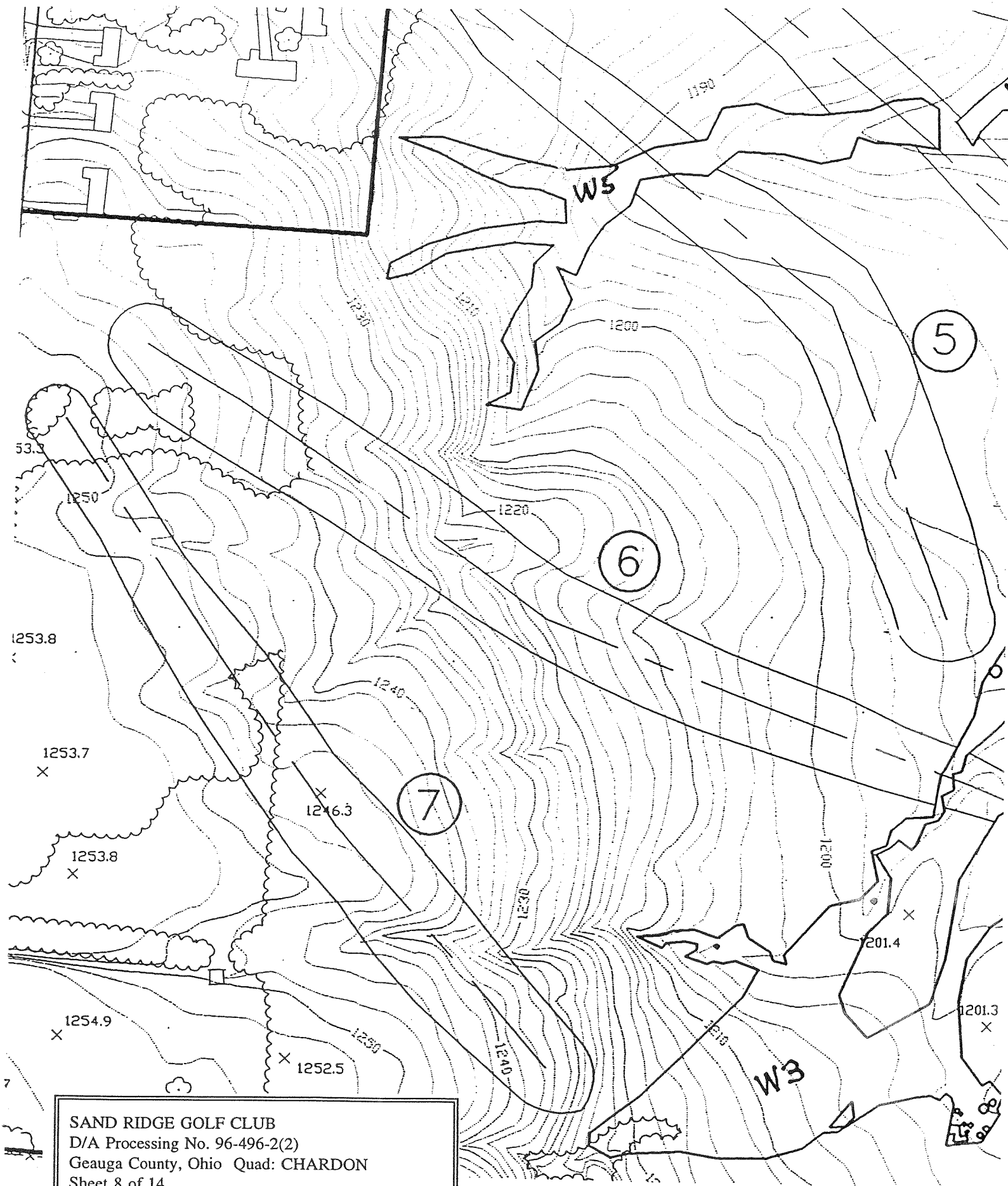
EXHIBIT 2. BASE LINE (11" X 17") MAP FOR SRGC PROJECT AREA, INDICATING LOCATION OF DELINEATED WETLANDS, LOCATION OF CREATED PAB WETLANDS, PROPOSED PHRAGMITES ENHANCEMENT AREAS (P), AND LOCATION OF VERNAL POOL CREATION (VP)

LOCATION OF DELINEATED WETLANDS, LOCATION OF CREATED
PAB WETLANDS, PROPOSED PHRAGMITES ENHANCEMENT AREAS (P), AND
LOCATION OF VERNAL POOL CREATION (VP).

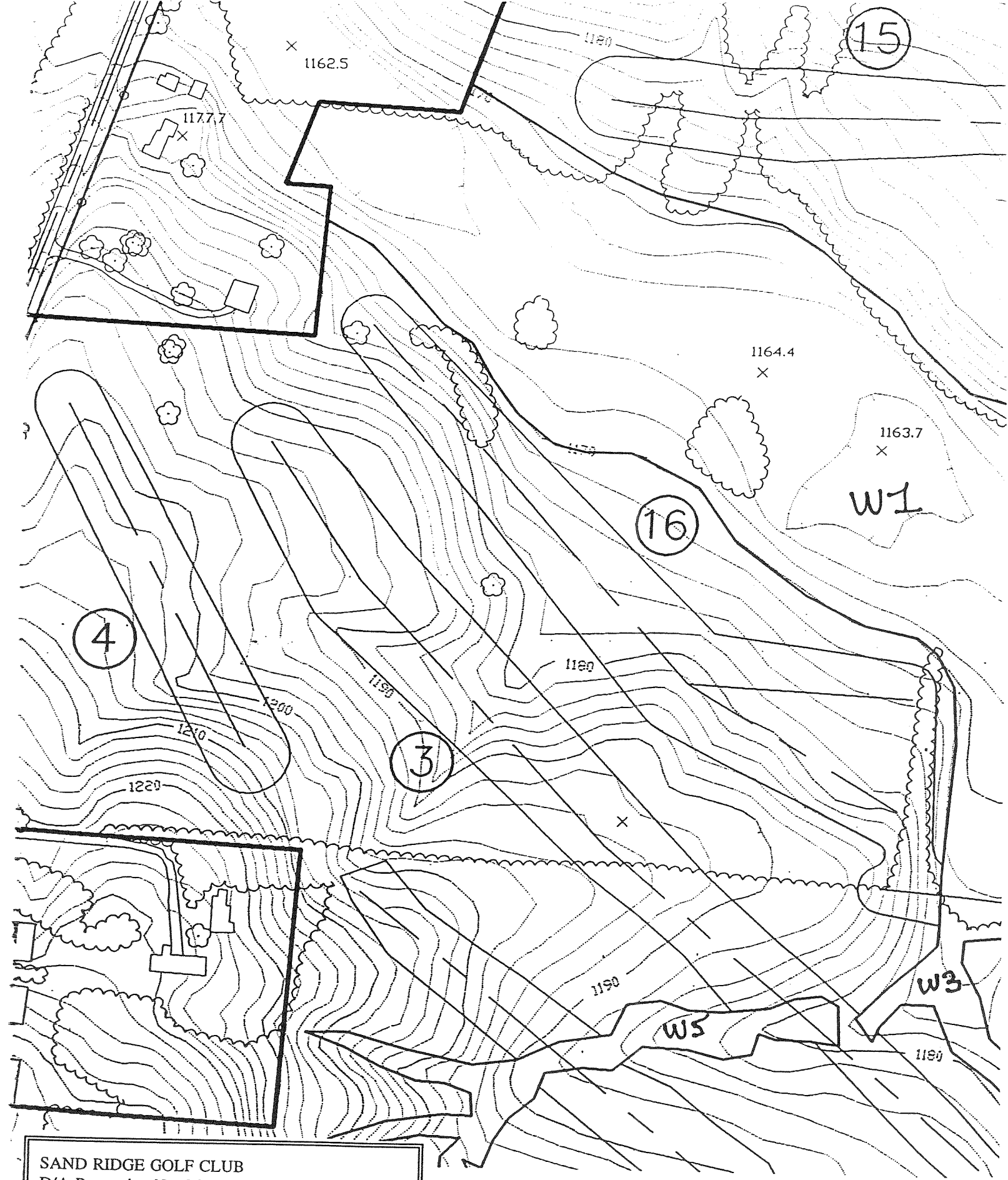


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PROJECT AREA, INDICATING LOCATION OF DELINEATED WETLANDS.



Site Topographic Map.



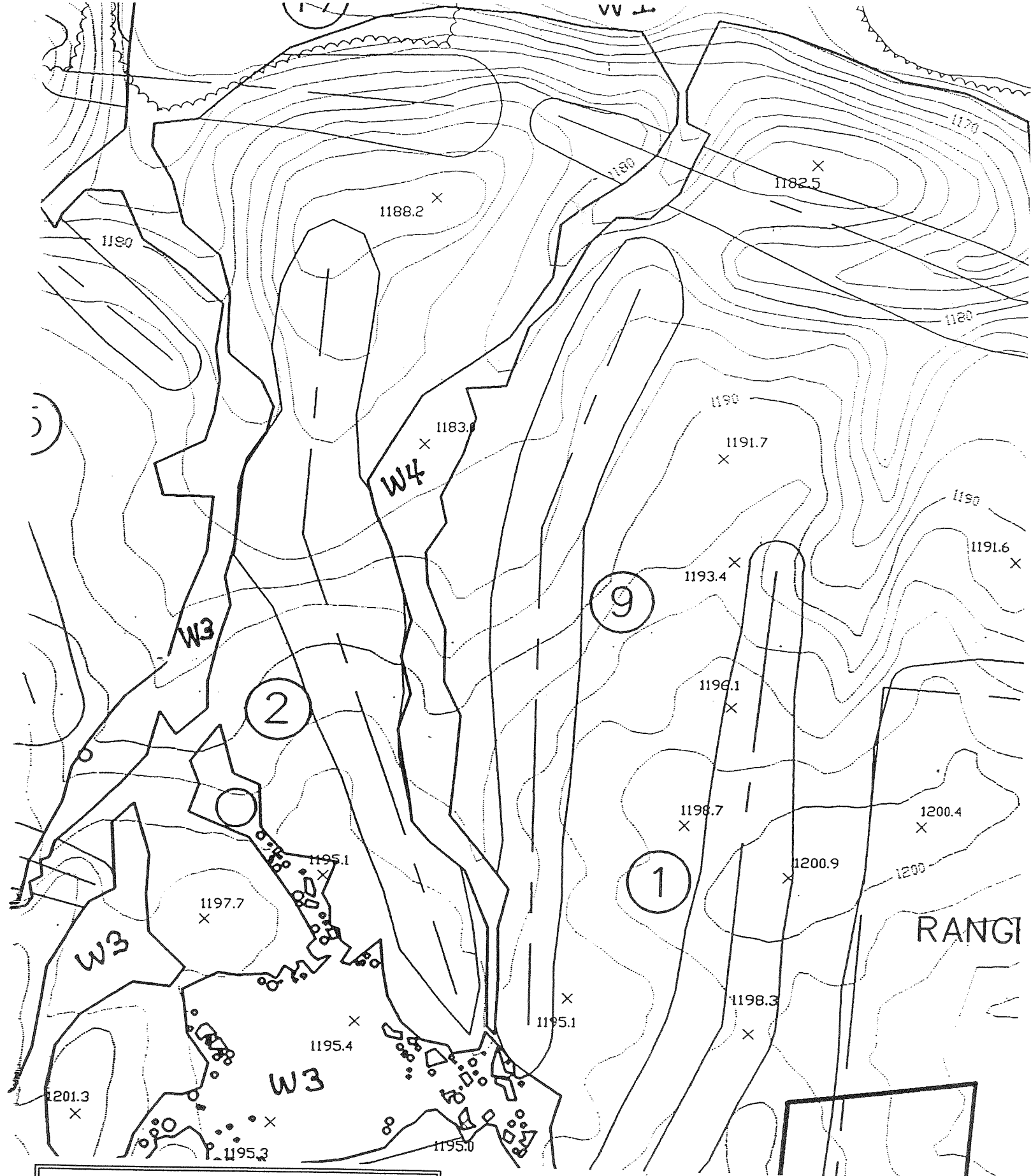
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Site Topographic Map.



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Site Topographic Map.



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Site Topographic Map.

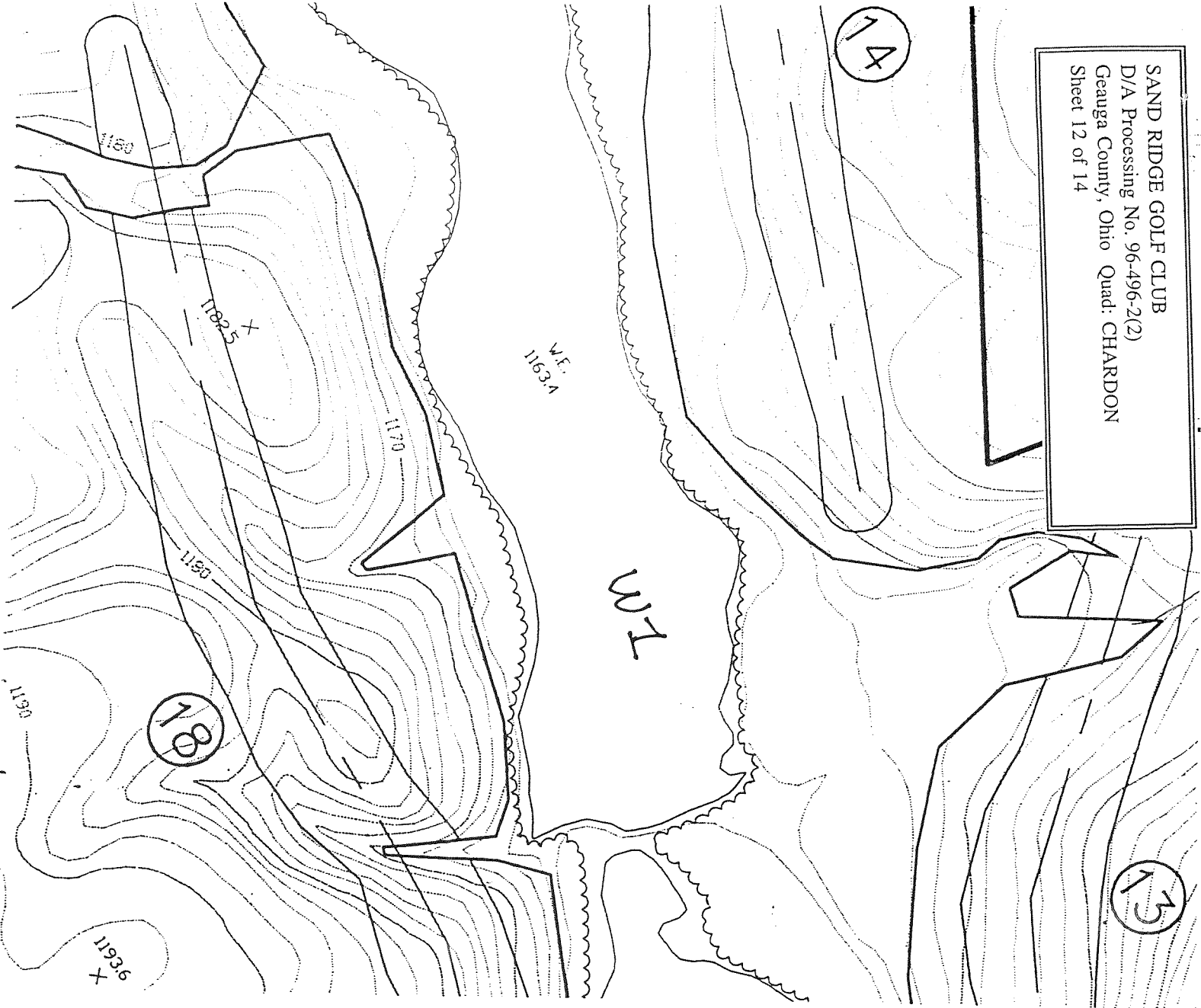
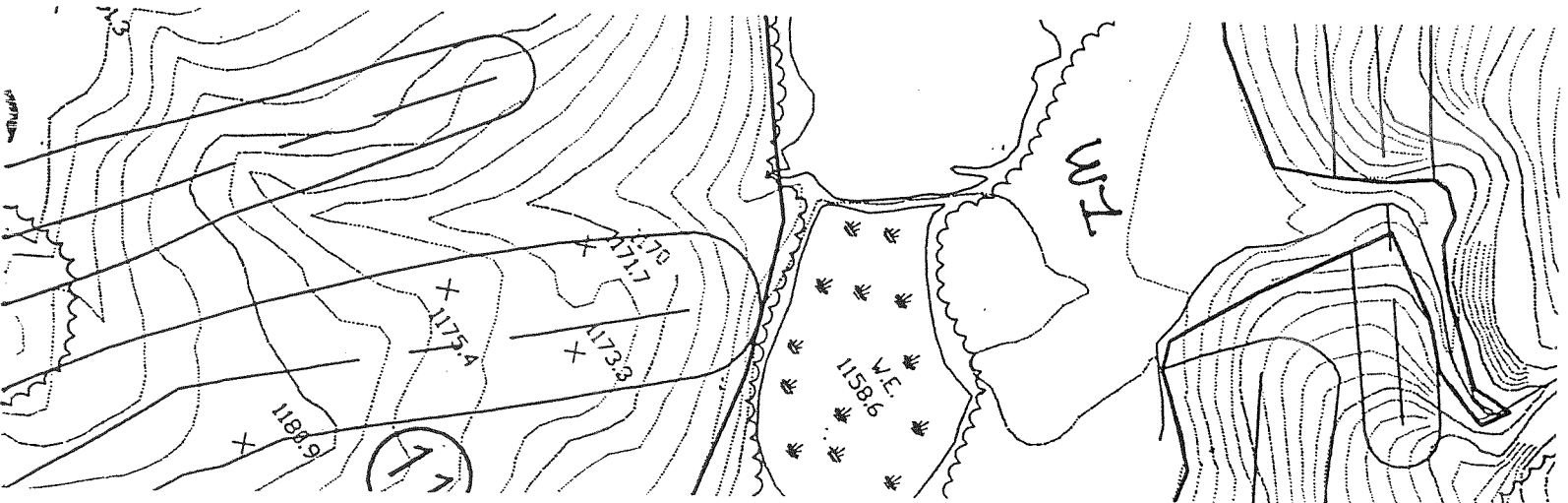
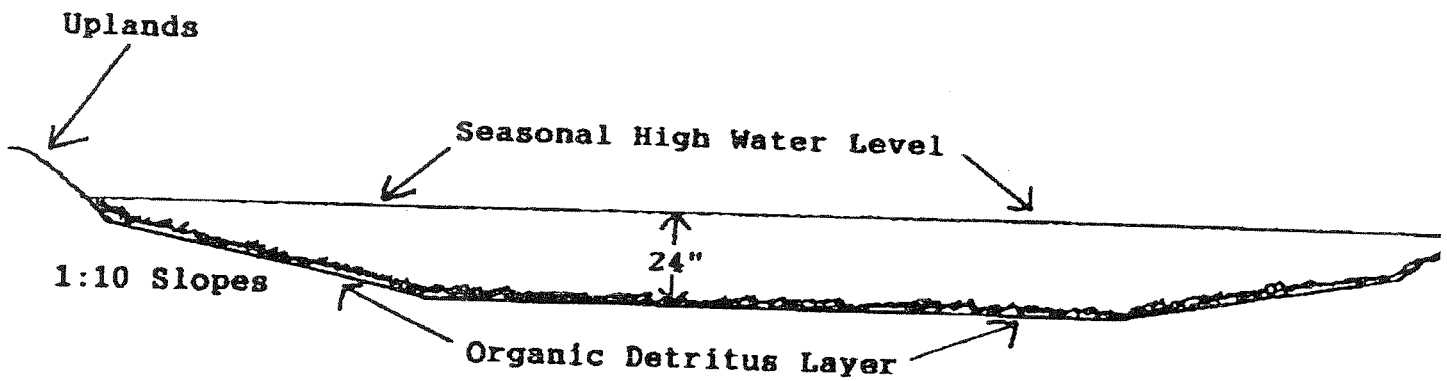


EXHIBIT 3E.

Site Topographic Map.



VERNAL POOL - SCHEMATIC DESIGN



NOTE: Not to scale!

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